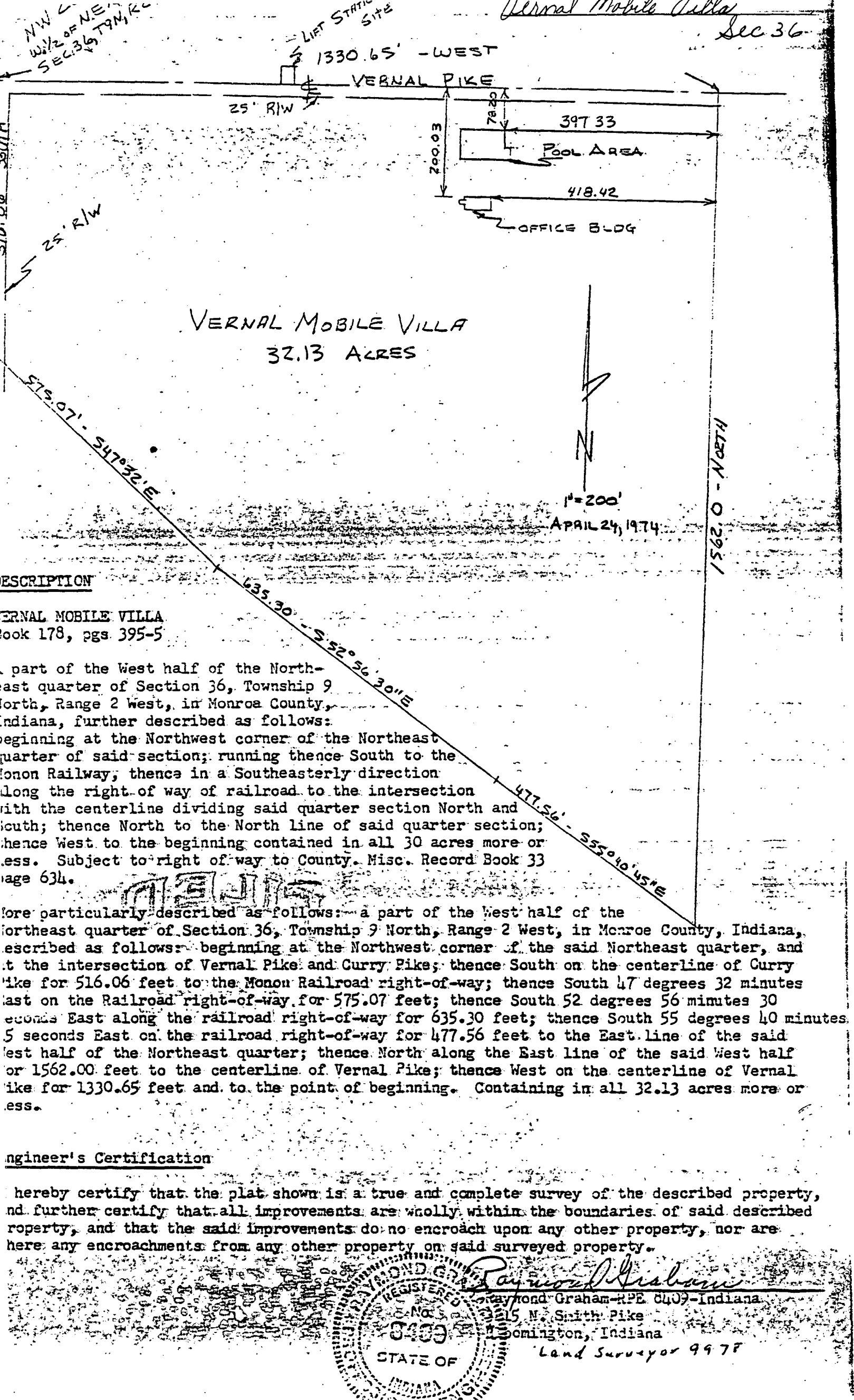


T09N-R02W-36\_0000\_MCS



Richland City  
 Jayman & Sentinel

ARC - 247.24  
 R - 447.40  
 I - 210.44  
 C - 247.24

SCALE 1" = 200

ARC 11,177

TRACT "4"  
 0.66 AC

ARC - 211.24  
 R - 231.24  
 I - 219.24

5. 89° 20' E. 1737

TRACT "1"  
 2.47 AC

Lease

TRACT "2"  
 7.13 AC

RETR

TRACT "3"  
 3.20 AC

ARC - 19.53  
 (5.74° 26' 17" N)  
 133.00

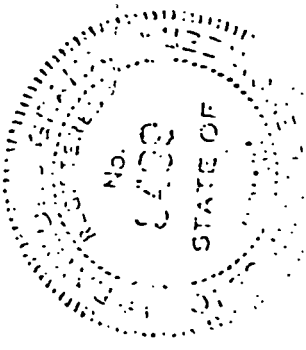
100' N DIKE

SECTION LINE

5. 89° 20' E 1325.53

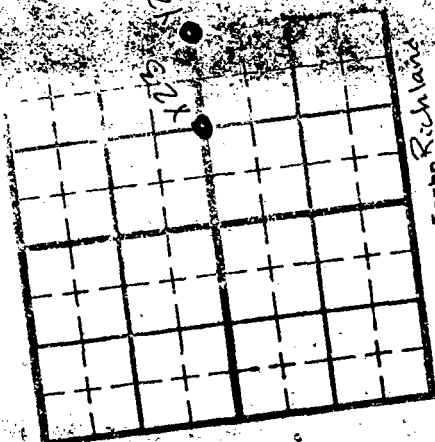
SW CORNER, SE 1/4, NW 1/4,  
 T. 9 N., R. 2 W.,  
 S. 36

X23



X23

Jayman & Sentinel



Political Tship. Richland  
 Section 36 - T9N, R2W

TRI CO  
SURVEYING & MAPPING

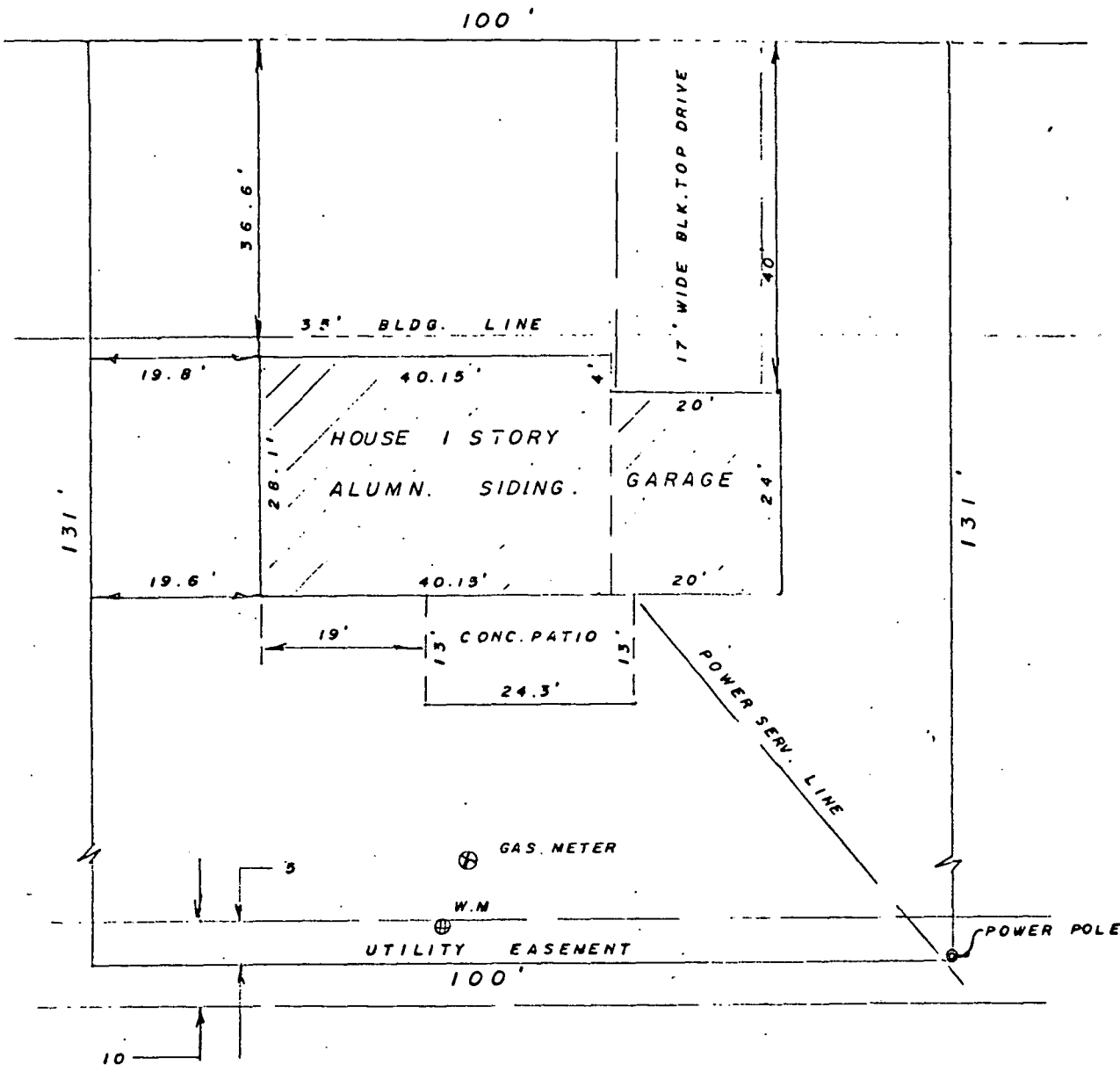
Edmund O. Farkas  
Registered Land Surveyor

(812) 876-2305

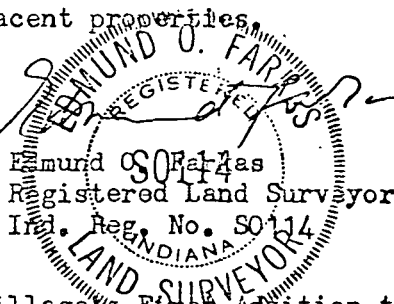
P. O. Box 96  
Ellettsville, Indiana 47429

GRAND AVE. (50' WIDE)

SCALE: 1" = 20'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent an improvement survey completed under my supervision on September 8, 1977; that all improvements upon said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.



Lot Number Eighty-four (84) in Highland Village's First Addition to Bloomington, said Lot being a part of the Southwest Quarter of Section Thirty-six (36), Township Nine (9) North, Range Two (2) West, Monroe County, as recorded in Plat Book Four (4), Page Sixty-five (65) in the Monroe County Recorder's Office.

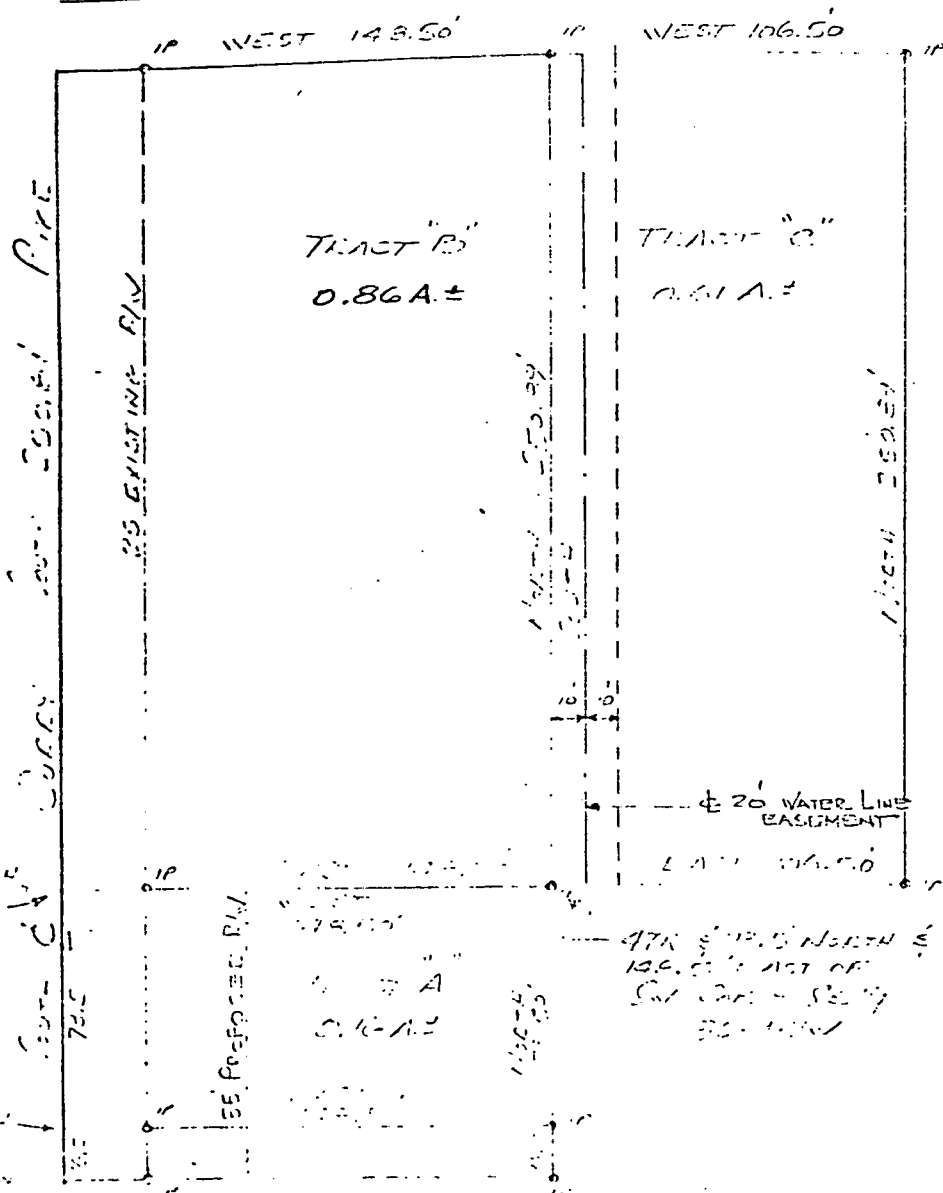
*Edmund O. Farkas*

*Carol Y. Creek*



ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



SCALE: 1" = 60'

# FILED

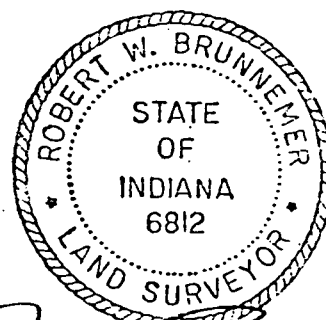
AUG 21 1980

*John W. Davis*  
Auditor Monroe County, Indiana

SURVEY PLAT

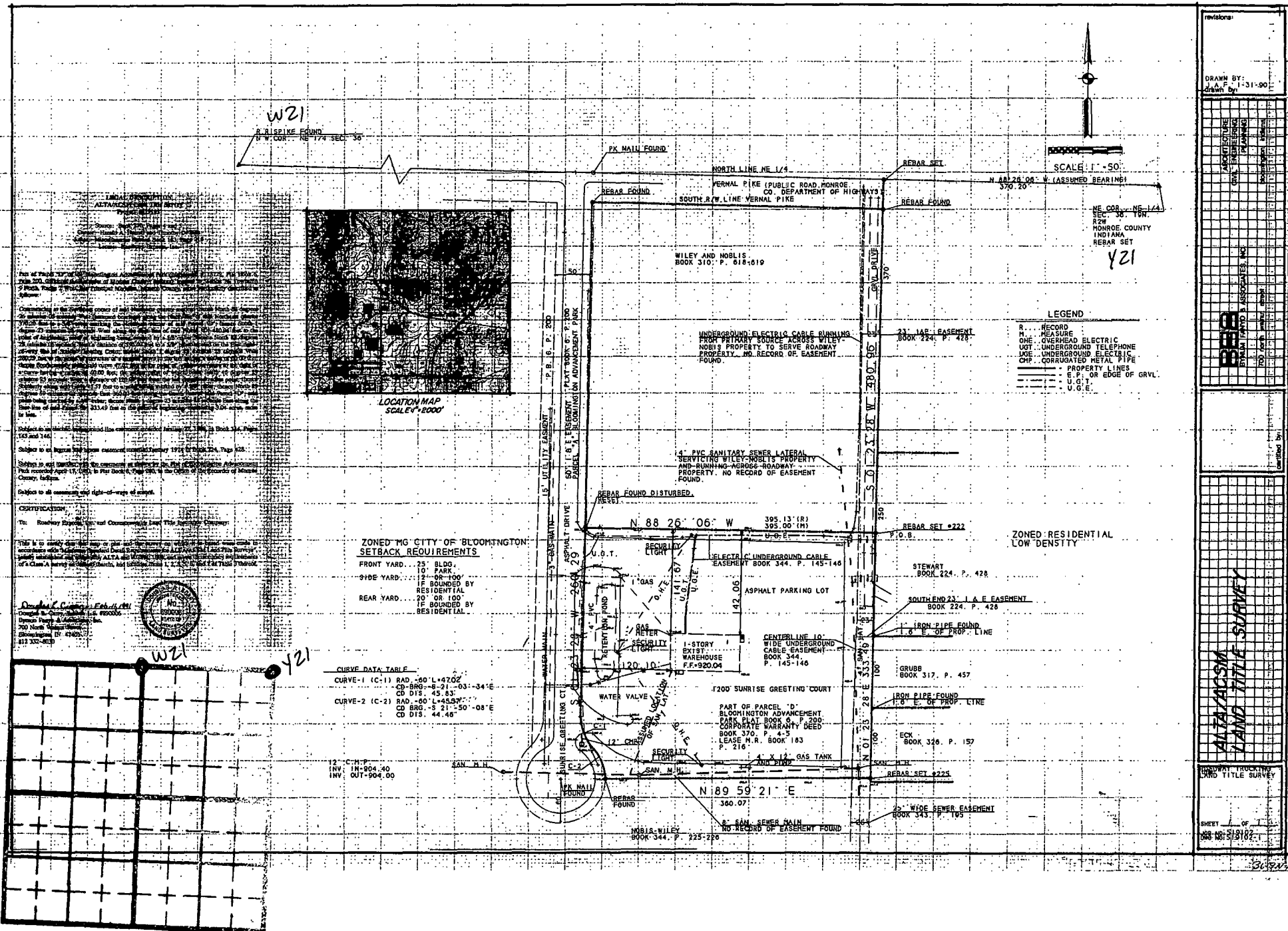
PART OF THE S.E. 1/4 OF  
SECTION 33 - T8N - R2W  
MONROE COUNTY, INDIANA

MAY 20, 1977  
REV. 1-B-79: 55' PROPOSED R/W  
FOR CUREY CREEK DELETED TRACT "B"  
WATER LINE EASEMENT ADJ. - TRACT "C"  
REV. 2-5-79: R/W INCLUDED IN ACREAGE  
OF TRACT "B"



*Vladimir Kuznetsov*

# N. ~~Atta~~ Rectified Plats / Richland / Sec 36 NE 9th Curry.



revisions:

DRAWN BY: 1-31-90  
DATE:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING  
SURVEYING  
LAND TITLE SURVEY

ALTA YACUSA  
LAND TITLE SURVEY

SHEET 1 OF 1  
DATE 10/31/82

11.60  
25  
185  
149  
135-45

JAMES H. FERGUSON AND CHARLES H. DUNN, JR.

338/392

VERNAL PIKE

Scale 1" = 60 ft

ZONING: IG

BASIS OF BEARING: SUBDIVISION PLAT OF  
BLOOMINGTON INDUSTRIAL PARK.  
SOURCE OF TITLE: 274/245&246

# LEGAL DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 36, Township 9 North, Range 2 West, in Monroe County, Indiana, described as follows:

Beginning on the North line of the East Half of the Northeast Quarter of Section 36, Township 9 North, Range 2 West, 815.20 feet North 88 degrees 26 minutes 06 seconds West (assumed bearing) from the Northeast corner of said Northeast Quarter; thence South 01 degrees 23 minutes 14 seconds West parallel with the East line of said Northeast Quarter 741.41 feet to the point of curvature of a curve to the right having a radius of 60.00 feet; thence Southwesterly on said curve to the right 47.02 feet to the point of reverse curvature to the left of a curve having a radius of 60.00 feet, the radius point of which bears south 43 degrees 42 minutes 44 seconds East 120.00 feet from the last described radius point; thence Southwesterly on said curve to the left 48.47 feet to a point 60.00 feet North 90 degrees 00 minutes 00 seconds West from its radius point; thence North 90 degrees 00 minutes 00 seconds West 473.96 feet to a point on a line which bears South 01 degree 23 minutes 14 seconds West from a point on the North line of said Northeast Quarter which is 1324.00 feet North 88 degrees 26 minutes 06 seconds West from the Northeast corner thereof; thence North 01 degrees 23 minutes 14 seconds East on said line 840.62 feet to said point on said North line; thence South 88 degrees 26 minutes 06 seconds East 508.80 feet on said North line to the place of beginning, containing 9.703 acres, more or less; said tract also known as Parcel C on the Plat of Bloomington Advancement Park, recorded April 17, 1980 as shown in Plat Cabinet B, Envelope 243 in the Office of the Recorder of Monroe County, Indiana.

Subject to all legal easements and rights of way.

## REPORT OF SURVEY

In accordance with Title 865, Chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in surveyed property lines.

The following procedures were used to establish the subject property lines.

1. A railroad spike was found at the north quarter corner of Section 36 as per the plat of Bloomington Advancement Park.
2. A rebar was found at the northeast corner of Section 36.
3. Monuments were found at the northwest, southwest and southeast corners of the subject parcel.

Uncertainties in the boundary positions may result from any or all of the following factors:

A. Availability and Condition of Reference Monuments

Found monuments were found in good condition except as noted.

B. Ambiguities in Record Description

The parcel is in a platted subdivision. The plat calls out a 40 foot proposed right-of-way along Vernal Pike. The county claims a 40 foot right-of-way for Vernal Pike. According to the deed for the westerly adjoiner (276/14) there may be a gap of around 15' along the west line of the subject parcel.

C. Inconsistencies in Lines of Occupation

A chain link fence was found to extend west of the west lot line.

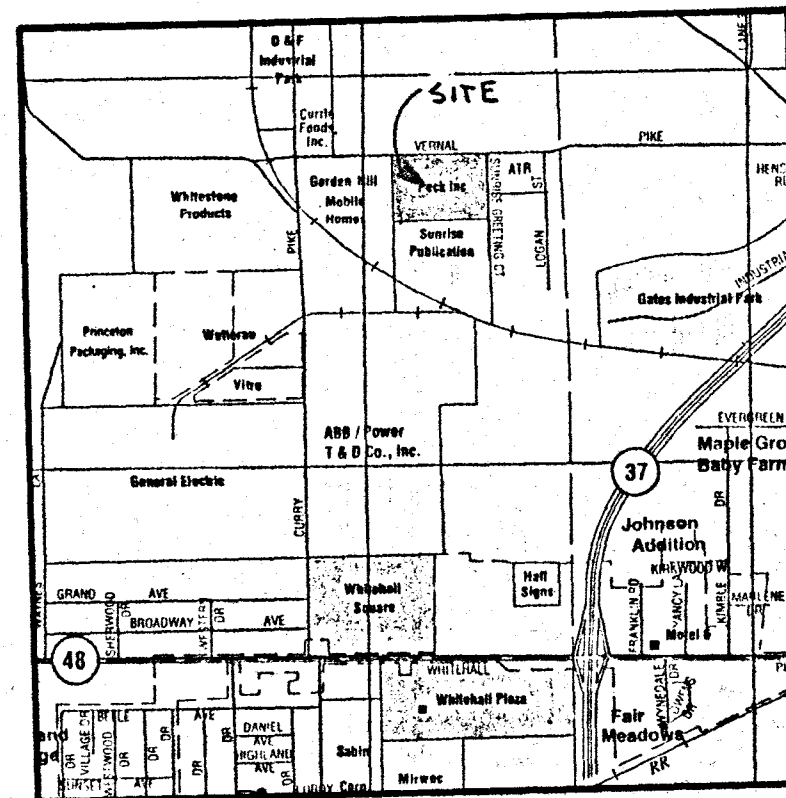
D. Theoretical Uncertainty

Due to random errors caused by survey instrument precision and survey field methods used, the theoretical uncertainty of all points in this survey is 0.25 feet, which meets the requirements of a Class "B" survey as defined in the survey standards. This means that the actual field position of all points in this survey is within this uncertain distance from the theoretical point locations as shown on the survey plat.

PROPERTY LINE	---
EASEMENT LINE	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND ELECTRIC LINE	---
UNDERGROUND TELEPHONE LINE	---
CHAIN LINK FENCE	---
DEED RECORD BOOK AND PAGE	407/32
5/8" REBAR WITH CAP SET	OS
RIGHT-OF-WAY	RW
UTILITY POLE	Q
FIRE HYDRANT	Q
ELECTRIC METER	Q
SETBACK LINE	S&L
HEIGHT OF BUILDING	H = 23'

## NOTES:

- 1) MAXIMUM HEIGHT = 60'. UP TO 20% OF BUILDING CAN GO UP TO 100'.
- 2) MAXIMUM BUILDING COVERAGE = 70% OF LOT.
- 3) MINIMUM FLOOR AREA TO LOT RATIO = 2.
- 4) PARKING SPACES ARE TYPICALLY 9'x18'.
- 5) HEIGHTS MEASURED FROM FINISHED FLOOR.
- 6) VERNAL PIKE AND SUNRISE GREETINGS COURT ARE PUBLIC ROADS.

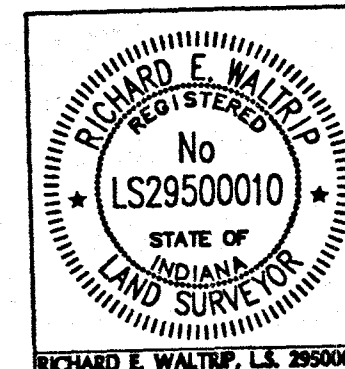


## LOCATION MAP

To IAHC Real Estate, LLC; KeyCorp Real Estate Capital Markets, Inc. And its successors and assigns; Bloomington Abstract Company, Inc.; and Lawyers Title Insurance Corporation; and Commonwealth Land Title Insurance Co. This is to certify that (a) this map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown hereon; (b) such survey was conducted under the direct supervision of the undersigned Registered Land Surveyor; (c) such map of survey shows the premises specifically described in the Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE Insurance Company, File No.:124-97; and (d) such map of survey WAS MADE (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 2,3,4,6,7(a), 7(c),8,9,10,11, and 13 and, to the extent required to determine compliance with applicable zoning requirements, Item 7(b) of Table A "Optional Survey Responsibilities and Specifications", specifically defined therein, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this Certification) of an Urban Survey.

Witness my hand and seal this 24th day of April, 1997.

Richard E. Waltrip  
Richard E. Waltrip  
L.S. 29500010  
Bynum Fanyo & Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404  
(812)332-8030



**CLEO BUILDING**  
PARCEL "C" BLOOMINGTON ADVANCEMENT PARK  
PART OF THE E 1/2 OF THE NE 1/4  
S36-T9N-R2W  
MONROE COUNTY, INDIANA  
**ALTA LAND TITLE SURVEY**

OWNER: Peck, Incorporated

DRAWING NO. 519710  
SHEET 1 of 1

PREPARED BY BYNUM FANYO & ASSOCIATES INC.

528 N. WALNUT ST. BLOOMINGTON, IN. 47404

(812)332-8030

276/14  
JOHN E. SCHMUCKEL  
AND  
CHARLES M. KOVACS

3963 VERNAL PIKE

PARCEL "D"  
310/618  
WILEY AND  
NOBIS

PARCEL "C"  
9.703 AC.

PARCEL "B"  
313/426

SUNRISE PUBLICATIONS, INC.

NOTE: BASED ON THE MOST RECENT FIA FLOOD HAZARD BOUNDARY MAP,  
SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



601717

Rich W-23

P.K. NAIL FOUND  
NW CORNER OF  
SEC 36, T9N, R2W  
AS PER LITS RECORDED IN  
SURVEY BOOK 2, PAGE 319



Scale 1" = 200 ft

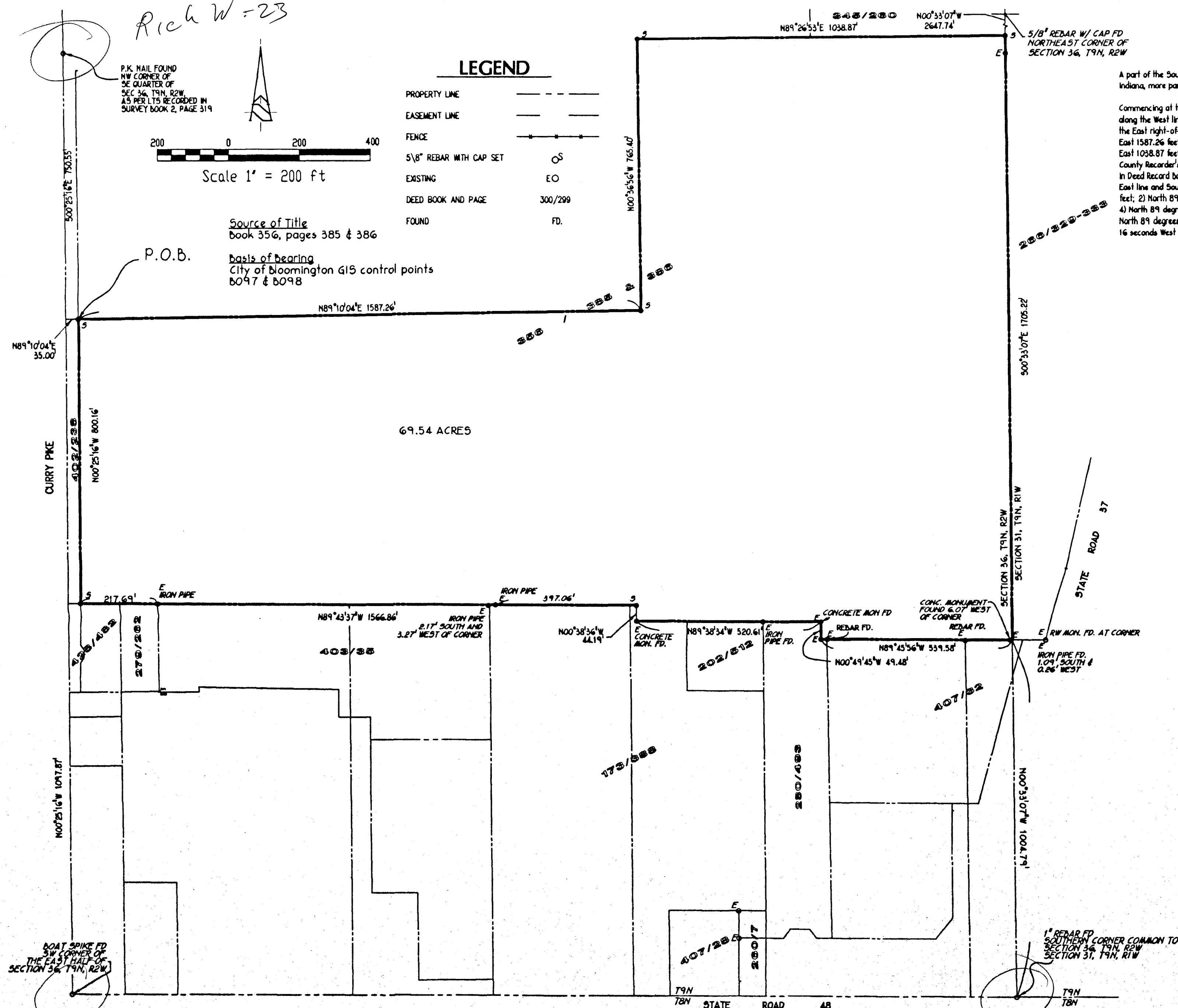
Source of Title  
book 356, pages 385 & 386

basis of bearing  
City of Bloomington GIS control points  
6097 & 6098

## LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
FENCE	---
5/8" REBAR WITH CAP SET	OS
EXISTING	EO
DEED BOOK AND PAGE	300/299
FOUND	FD.

69.54 ACRES



## LEGAL DESCRIPTION

A part of the Southeast quarter and a part of the Northeast quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southeast quarter of said section; thence South 00 degrees 25 minutes 16 seconds East along the West line said Southeast quarter section 750.55 feet; thence North 89 degrees 10 minutes 04 seconds East 35.00 feet to the East right-of-way of Curry Pike, said point being the point of beginning; thence continuing North 89 degrees 10 minutes 04 seconds East 1587.26 feet; thence North 00 degrees 36 minutes 56 seconds West 765.40 feet; thence North 89 degrees 26 minutes 53 seconds East 1058.87 feet passing through the Southwest corner of a tract of land described in Deed Record book 345, page 260 of the Monroe County Recorder's Office and to the Southeast corner of said tract, said point being a Northeast corner of a tract of land described in Deed Record book 356, pages 385 and 386 of said recorder's Office and being on the East line of said section; thence along the East line and southerly lines of said tract the following six (6) bearings and distances, 1) South 00 degrees 33 minutes 07 seconds East 1706.22 feet; 2) North 89 degrees 45 minutes 56 seconds West 539.58 feet; 3) North 00 degrees 49 minutes 45 seconds West 49.48 feet; 4) North 89 degrees 38 minutes 34 seconds West 520.61 feet; 5) North 00 degrees 38 minutes 36 seconds West 44.19 feet; 6) North 89 degrees 43 minutes 37 seconds West 1566.86 feet to the East right-of-way of Curry Pike; thence North 00 degrees 25 minutes 16 seconds West along said East right-of-way 800.16 feet to the point of beginning, containing in all 69.65 acres, more or less.

## REPORT OF SURVEY

In accordance with Title 865, Chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the surveyed property lines.

The following procedures were used to establish the subject property lines:

1. A 1" rebar was found marking the Southeast corner of Section 36.
2. A boat spike was found marking the Southwest corner of the East half of Section 36, as per a survey recorded in Plat Cabinet 'C', Envelope 101 of the Monroe County Recorder's Office.
3. A 5/8" rebar was found marking the Northeast corner of Section 36 as per previous work by this office.
4. A P.K. nail was found marking the center of Section 36 as per a Land Title Survey recorded in Survey book 2, page 313 of the Monroe County Recorder's Office.
5. The southerly line of the subject parcel was established by best fit of existing monuments as per a previous survey by this office. (Horizontal Cabinet 'b', Envelope 132)
6. Record deed dimensions were used (Deed Record book 345, page 260) for a portion of the northerly lines.

Uncertainties in the boundary position may result from any or all of the following factors:

## A. Availability and Condition of Reference Monuments

Monuments were found marking the Section and Half Section lines, as discussed above and as shown on the plat.

Monuments were found marking some of the adjoining parcels to the South and are shown on the plat.

## B. Ambiguities in Record Descriptions

No ambiguities were found to exist for the subject parcel and adjoiners.

## C. Inconsistencies in Lines of Occupation

The fence along the Section line is generally 5 feet west of line. No other significant inconsistencies were found.

## D. Theoretical Uncertainty

Due to random errors caused by survey instrument precision and survey field methods, the theoretical uncertainty of all points in this survey is 0.50 feet which meets the requirements of a Class 'C' survey as defined in the survey standards. This means that the actual field position of all points in this survey is within this uncertain distance from the theoretical point locations as shown on the survey plat.

I, Richard E. Waltrip, Indiana L529500010, hereby certify that the attached plat and legal description represents a Class 'C' survey in accordance with survey standards set forth in Title 865, Chapter 12 of the Indiana Administrative Code and in witness thereof I hereunto attach my hand and seal this 3rd day of November, 1995.

Richard E. Waltrip  
Richard E. Waltrip, L529500010  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47404

RECORDED  
A.M. 10:05 P.M.

FEB 02 1996

Recorder Monroe Co., IN

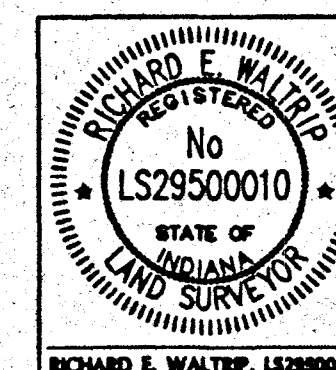


ABB PORTION  
PROPOSED WHITEHALL CROSSING  
PLANNED COMMERCIAL DEVELOPMENT  
S36, T9N, R2W  
MONROE COUNTY, INDIANA  
BOUNDARY SURVEY

OWNER: WESTINGHOUSE ABB POWER  
T&D COMPANY

DRAWING NO. 409374  
SHEET 1 of 1

REPORT OF SURVEY  
CURRY PIKE PROPERTIES, INC.  
NW 1/4, Sec. 36, T9N, R2W

In accordance with survey standards as set forth in Title 864, chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the final boundary line positions.

The subject property lines were determined as follows:

1. The South line of the Northwest quarter was set between the stone found at point 1210 at the Southwest corner and a railroad spike set at point 995 at the Southeast corner. The position of point 995 was determined from a Land Title Survey by Bledsoe, Tapp, and Co. for the West adjointer recorded 3/30/93 in Survey Book 2, pages 313-314.
2. The East line of the Northwest quarter was set between the railroad spike at point 995 at the Southeast corner and a railroad spike found at point 1005 at the Northeast corner. Point 1005 was previously accepted as the corner position by three licensed land surveyors.
3. The Southwest corner of the original 7.13 acres (point 897) was set at 690.52 feet West of the Southeast corner (point 995) based on the above referenced Bledsoe, Tapp, and Co. Survey.
4. The Northwest corner of the original 7.13 acre parcel (point 989) was set at the record 450 feet North of the Southwest corner (point 897) using the bearing of this line based on the Bledsoe survey.
5. The Northeast corner of the original 7.13 acre parcel (point 990) was set at the record 450 feet North of the Southeast corner on the section line between points 995 and 1005.
6. The North line of the 0.55 acre exception (points 991 to 992) was set 35 feet North of the South line of the Northwest quarter as per record.
7. The 0.089 acre exception was set 45 feet North of the South line of the Northwest quarter as per the record and used the position of the found right-of-way monuments at points 4 and 377 to determine the East to West location. The arc at the West end of this line was set per record arc length and radius.
8. The 0.243 acre exception was set 15 feet West of the East line of the Northwest quarter (points 995 to 1005) as per record.

9. The North and South lines of the 0.60 acre parcel on the West end were set using the found Bledsoe rebar at the Southeast corner (point 990) and using the record distances and bearings from the Bledsoe land title survey record 3/30/93.

Uncertainties in the final boundary line positions can result from any or all of the following factors:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

1. A P.K. nail (point 1009) referenced by the County Surveyor was found 6.32 feet North and 11.40 feet East of the Southeast corner of the Northwest quarter (point 995).
2. A rebar (point 1006) referenced by the County Surveyor was found 1.77 feet South and 3.19 feet West of the Northeast corner of the Northwest quarter (point 1005).
3. The Bledsoe Tapp survey dated 3/30/93 called for a rebar found 2.37 feet South and 0.54 feet West of the Northeast corner of the Northwest quarter (point 1005).
4. The right-of-way markers found at points 4 and 377 were 0.75 feet North and 0.84 feet East of the record locations.

B. AMBIGUITIES IN RECORD PLATS AND DESCRIPTIONS

1. No physical monuments were called out in any of the subject parcel descriptions except for the 0.55 acre exception along the South side.
2. No additional right-of-way was purchased by Monroe County in the 80 by 100 foot area in the Southeast corner that is included in the easement to Sentinel Printing recorded in Deed Record 251, page 373.

C. INCONSISTENCIES IN LINES OF OCCUPATION

1. The chain link fence along the West line encroaches between 2.7 and 2.0 feet into the subject property.
2. The chain link fence along the South line of the 0.60 acre parcel encroaches as much as 7.2 feet into the subject property.
3. The North curb line of Profile Parkway encroaches into the property about 6 inches.
4. A concrete right-of-way marker (point 3) was found 12.50 feet West of the 15 foot Curry Pike right-of-way. A storm sewer and two sewer force mains also exist in this area. It appears that an approximate 30 foot right-of-way is being used along this side of Curry Pike even though the record only has a 15 foot right-of-way. Monroe County is preparing to buy additional right-of-way along the Curry Pike frontage as part of a proposed road reconstruction project.

ZONING CLASSIFICATION - General Industrial (IG)  
ZONING JURISDICTION - City of Bloomington

Bloomington, Indiana 47404  
401 North Morton Street  
Bloomington, Indiana 47404  
BUILDING SETBACKS - East setback - 65' from c/l Curry Pike  
South setback - 25' from r/w line  
West setback - 20' from property line  
North setback - 12' from property line  
PARKING SETBACKS - East setback - 75' from c/l Curry Pike  
South setback - 35' from r/w line  
West setback - 10' from property line  
North setback - 6' from property line  
HEIGHT RESTRICTIONS - 60 feet maximum  
BUILDING COVERAGE - 70% of lot area maximum  
FLOOR AREA RATIO - 2.0:1 maximum  
MINIMUM LOT AREA - 20,000 sq ft  
MINIMUM LOT WIDTH - 100 ft  
PARKING REQUIRED - 1 space per employee in largest shift  
PARKING PROVIDED - About 160 spaces with no handicapped designated parking

LEGAL DESCRIPTION for Curry Pike Properties, Inc.

The existing legal description as recorded in Deed Record 423, pages 705-706, Office of the Recorder of Monroe County, Indiana is listed as follows:

Based on this recent survey, the subject property is more particularly found and described as follows:

Part of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, more particularly described as follows:

Commencing at a railroad spike set at the Southeast corner of said Northwest quarter; thence North 00 degrees 20 minutes 54 seconds West along the East line of said Northwest quarter 35.00 feet to a P.K. nail set at the point of beginning; thence North 89 degrees 20 minutes 00 seconds West parallel to the South line of said Northwest quarter and along the North line of Profile Parkway 99.16 feet to a P.K. nail; thence North 00 degrees 42 minutes 52 seconds East along said North line 10.00 feet to a P.K. nail; thence North 89 degrees 20 minutes 00 seconds West along said North line 323.45 feet to a P.K. nail set at the beginning of a curve to the left with a radius of 402.05 feet, a central angle of 13 degrees 42 minutes 15 seconds, and a chord of 95.54 feet bearing South 84 degrees 41 minutes 00 seconds West; thence West along said curve 96.16 feet to a P.K. nail; thence North 89 degrees 20 minutes 00 seconds West along said North line 172.52 feet to a rebar with cap; thence North 89 degrees 20 minutes 00 seconds West 218.53 feet to a rebar with cap found at the beginning of a curve to the left with a radius of 361.24 feet, a central angle of 34 degrees 44 minutes 48 seconds, and a chord of 215.73 feet bearing North 85 degrees 13 minutes 27 seconds West; thence West along said curve 219.08 feet to a rebar with cap; thence South 74 degrees 07 minutes 40 seconds West 130.00 feet to a rebar with cap; thence North 57 degrees 47 minutes 23 seconds East along said North line 172.52 feet to a rebar with cap; thence North 89 degrees 20 minutes 00 seconds West 370.00 feet to a rebar with cap; thence South 89 degrees 20 minutes 00 seconds East parallel to the South line of said Northwest quarter 15.00 feet to a P.K. nail set in Curry Pike on the East line of said Northwest quarter; thence South 00 degrees 20 minutes 54 seconds East along said East line 45.00 feet to the point of beginning, containing 6.958 acres, more or less.

ALSO, a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows, to-wit: Beginning at a point that is 690.00 feet North and 273.53 feet West of the Southeast corner of the said quarter quarter, thence North 00 degrees 03 minutes West for 195.84 feet and to the right-of-way of the Monon Railroad; thence South 58 degrees 06 minutes West along said right-of-way of the Monon Railroad 400.41 feet to the South line of a railroad spur; thence North 74 degrees 26 minutes 17 seconds East along said South line of the railroad spur for 130.00 feet; thence along an arc of said spur having a radius of 361.24 feet and a chord of 215.74 feet for 219.08 feet and to the point of beginning. Containing in all 0.60 acres more or less.

EXCEPTING THEREFROM a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows: Commencing at the southeast corner of the northwest quarter of said Section 36; thence North 00 degrees 03 minutes West 35.00 feet; thence South 89 degrees 20 minutes 00 seconds West 100.00 feet to the Point of Beginning; thence South 89 degrees 20 minutes 00 seconds West 100.00 feet to the Point of Beginning; thence North 00 degrees 03 minutes West 706.82 feet to the south right-of-way line of the Monon Railroad as recorded in Deed Book 171, Page 539, in the office of the Recorder of Monroe County, Indiana; thence South 89 degrees 20 minutes 00 seconds West 15.00 feet to the west right-of-way line of Curry Pike; thence North 00 degrees 03 minutes 00 seconds East 402.05 feet; thence easterly along said curve through a central angle of 13 degrees 42 minutes 15 seconds a distance of 96.16 feet; thence North 89 degrees 20 minutes 00 seconds East 323.45 feet; thence South 00 degrees 20 minutes 00 seconds East 10.00 feet to the Point of Beginning, containing 0.089 acres more or less.

ALSO EXCEPTING THEREFROM a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows: Commencing at the southeast corner of the northwest quarter of said Section 36; thence North 00 degrees 03 minutes West 15.00 feet to the west right-of-way line of Curry Pike; thence North 00 degrees 03 minutes 00 seconds East 402.05 feet; thence easterly along said curve through a central angle of 13 degrees 42 minutes 15 seconds a distance of 96.16 feet; thence North 89 degrees 20 minutes 00 seconds East 323.45 feet; thence South 00 degrees 20 minutes 00 seconds East 10.00 feet to the Point of Beginning, containing 0.243 acres, more or less.

ALSO EXCEPTING THEREFROM a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, 2nd Principal Meridian, Monroe County, Indiana, more particularly described as follows: Beginning at the Southeast corner of said quarter quarter, marked by a P.K. nail 10 feet west of the centerline of Curry Pike; thence North 89 degrees 20 minutes 00 seconds West (basis of bearings as per Ray Graham survey) along the south line of said quarter quarter 690.52 feet to a 3/4 inch crimped top iron pipe; thence North 00 degrees 21 minutes 37 seconds West parallel to the east line of said quarter quarter 35.00 feet to the south line of said quarter quarter 690.52 feet to a P.K. nail on the east line of said quarter quarter; thence South 00 degrees 21 minutes 37 seconds East along said East line 35 feet to the point of beginning, containing 0.55 acres, more or less.

Subject to an Electric Underground Line Easement in favor of PSI Energy, Inc. recorded in Deed Record 419, pages 140-141, Office of the Recorder of Monroe County, Indiana.

Subject to a Water Line Easement in favor of City of Bloomington, Indiana, recorded in Deed Record 136, pages 336-337, Office of the Recorder of Monroe County, Indiana.

Subject to an easement for the use of the L & N Railroad spur track in favor of Sentinel Printing, Inc. recorded in Deed Record 261, page 263, Office of the Recorder of Monroe County, Indiana.

Subject to an easement in favor of Sentinel Printing, Inc. as recorded in Deed Record 251, pages 371-373, Office of the Recorder of Monroe County, Indiana.

Subject to all other easements and rights-of-way of record.

CERTIFY TO:  
Curry Pike Properties, Inc. I.P. REALTY, L.P.  
Chicago Title Insurance Co. INDEPENDENT PACKAGING,  
Bingham, Summers, Welsh, & Spillman Title Co., LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" and meets the accuracy requirements of a Class "A" survey as defined therein.

I further certify that this survey meets the "Minimum Standard Detail Requirements for Indiana Land Title Surveys" and was performed in accordance with survey standards as set forth in IAC Title 864, chapter 12.

I further certify that per Community Panel Number 180169 0020 C, the subject property is not located in a Flood Hazard area.

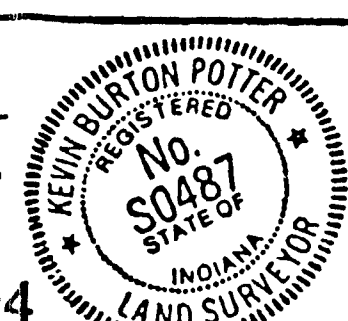
Witness my hand and seal this 10TH day of February, 1999.

REVISED - 2/15/99 -  
13TH AND 19TH LINES OF LEGAL DESCRIPTION BEARING CHANGED TO N89°00'00"W

REVISED 2/24/99 -  
UTILITIES ALONG CURRY PIKE FRONTAGE  
ELECTRIC AND GAS LINES TO BUILDING  
ZONING & PARKING INFORMATION - BUILDING AREA

ALTA / ACSM  
LAND  
TITLE  
SURVEY

Kevin B. Potter  
Kevin B. Potter, P.E. & L.S.  
621 North College Avenue  
Bloomington, Indiana 47404



Curry Pike Properties  
303 North Curry Pike  
Bloomington, Indiana



REPORT OF SURVEY  
CURRY PIKE PROPERTIES, INC.  
NW 1/4, Sec. 36, T9N, R2W

In accordance with survey standards as set forth in Title 864, chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the final boundary line positions.

The subject property lines were determined as follows:

1. The South line of the Northwest quarter was set between the stone found at point 1210 at the Southwest corner and a railroad spike set at point 995 at the Southeast corner. The position of point 995 was determined from a Land Title Survey by Bledsoe, Tapp, and Co. for the West adjoiner recorded 3/30/93 in Survey Book 2, pages 313-314.
2. The East line of the Northwest quarter was set between the railroad spike at point 995 at the Southeast corner and a railroad spike found at point 1005 at the Northeast corner. Point 1005 was previously accepted as the corner position by three licensed land surveyors.
3. The Southwest corner of the original 7.13 acres (point 897) was set at 690.52 feet West of the Southeast corner (point 995) based on the above referenced Bledsoe, Tapp, and Co. Survey.
4. The Northwest corner of the original 7.13 acre parcel (point 989) was set at the record 450 feet North of the Southwest corner (point 897) using the bearing of this line based on the Bledsoe survey.
5. The Northeast corner of the original 7.13 acre parcel (point 990) was set at the record 450 feet North of the Southeast corner on the section line between points 995 and 1005.
6. The North line of the 0.55 acre exception (points 991 to 992) was set 35 feet North of the South line of the Northwest quarter as per record.
7. The 0.089 acre exception was set 45 feet North of the South line of the Northwest quarter as per the record and used the position of the found right-of-way monuments at points 4 and 377 to determine the East to West location. The arc at the West end of this line was set per record arc length and radius.
8. The 0.243 acre exception was set 15 feet West of the East line of the Northwest quarter (points 995 to 1005) as per record.

9. The North and South lines of the 0.60 acre parcel on the West end were set using the found Bledsoe rebar at the Southeast corner (point 990) and using the record distances and bearings from the Bledsoe land title survey record 3/30/93.

Uncertainties in the final boundary line positions can result from any or all of the following factors:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

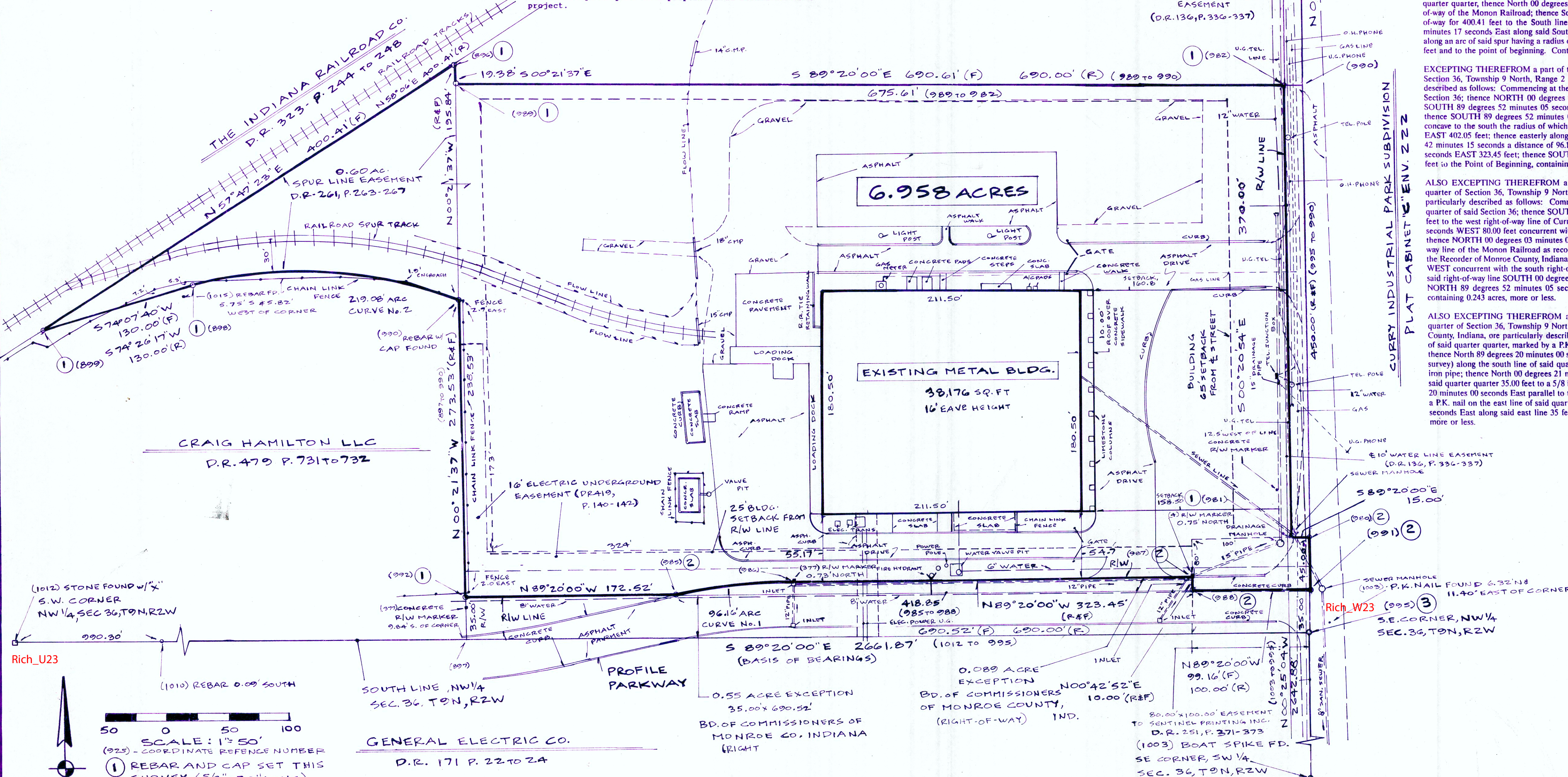
1. A P.K. nail (point 1009) referenced by the County Surveyor was found 6.32 feet North and 11.40 feet East of the Southeast corner of the Northwest quarter (point 995).
2. A rebar (point 1006) referenced by the County Surveyor was found 1.77 feet South and 3.19 feet West of the Northeast corner of the Northwest quarter (point 1005).
3. The Bledsoe Tapp survey dated 3/30/93 called for a rebar found 2.37 feet South and 0.54 feet West of the Northeast corner of the Northwest quarter (point 1005).
4. The right-of-way markers found at points 4 and 377 were 0.75 feet North and 0.84 feet East of the record locations.

B. AMBIGUITIES IN RECORD PLATS AND DESCRIPTIONS

1. No physical monuments were called out in any of the subject parcel descriptions except for the 0.55 acre exception along the South side.
2. No additional right-of-way was purchased by Monroe County in the 80 by 100 foot area in the Southeast corner that is included in the easement to Sentinel Printing recorded in Deed Record 251, page 373.

C. INCONSISTENCIES IN LINES OF OCCUPATION

1. The chain link fence along the West line encroaches between 2.7 and 2.0 feet into the subject property.
2. The chain link fence along the South line of the 0.60 acre parcel encroaches as much as 7.2 feet into the subject property.
3. The North curb line of Profile Parkway encroaches into the property about 6 inches.
4. A concrete right-of-way marker (point 3) was found 12.50 feet West of the 15 foot Curry Pike right-of-way. A storm sewer and two sewer force mains also exist in this area. It appears that an approximate 30 foot right-of-way is being used along this side of Curry Pike even though the record only has a 15 foot right-of-way. Monroe County is preparing to buy additional right-of-way along the Curry Pike frontage as part of a proposed road reconstruction project.



ZONING CLASSIFICATION	- General Industrial (IG)
ZONING JURISDICTION	- City of Bloomington 401 North Morton Street Bloomington, Indiana 47404
BUILDING SETBACKS	- East setback - 65' from c/l Curry Pike South setback - 25' from r/w line West setback - 20' from property line North setback - 12' from property line
PARKING SETBACKS	- East setback - 75' from c/l Curry Pike South setback - 35' from r/w line West setback - 10' from property line North setback - 6' from property line
HEIGHT RESTRICTIONS	- 60 feet maximum
BUILDING COVERAGE	- 70% of lot area maximum
FLOOR AREA RATIO	- 2.0:1 maximum
MINIMUM LOT AREA	- 20,000 sq ft
MINIMUM LOT WIDTH	- 100 ft
PARKING REQUIRED	- 1 space per employee in largest shift
PARKING PROVIDED	- About 160 spaces with no handicapped designated parking

LEGAL DESCRIPTION for Curry Pike Properties, Inc.  
The existing legal description as recorded in Deed Record 423, pages 705-706, Office of the Recorder of Monroe County, Indiana is listed as follows:

A part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows, to-wit: Beginning at the Southeast corner of the said quarter quarter and being 10.00 feet West of the centerline of Curry Pike, thence North 00 degrees 03 minutes West on the East line of said quarter quarter for 450.00 feet; thence North 89 degrees 20 minutes West parallel to the South line of said quarter quarter for 690.00 feet; thence South 00 degrees 03 minutes East for 450.00 feet and to the South line of the said quarter quarter; thence South 89 degrees 20 minutes East along the South line of the said quarter quarter for 690.00 feet and to the point of beginning. Containing in all 7.13 acres more or less.

ALSO, a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows, to-wit: Beginning at a point that is 690.00 feet West and 273.53 feet North of the Southeast corner of the said quarter quarter, thence North 00 degrees 03 minutes West for 195.84 feet and to the right-of-way of the Monon Railroad; thence South 58 degrees 06 minutes West along said right-of-way for 400.41 feet to the South line of a railroad spur; thence North 74 degrees 26 minutes 17 seconds East along said South line of the railroad spur for 130.00 feet; thence along an arc of said spur having a radius of 361.24 feet and a chord of 215.74 feet for 219.08 feet and to the point of beginning. Containing in all 0.60 acres more or less.

EXCEPTING THEREFROM a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows: Commencing at the southeast corner of the northwest quarter of said Section 36; thence North 00 degrees 03 minutes 00 seconds WEST 35.00 feet; thence SOUTH 89 degrees 52 minutes 05 seconds WEST 100.00 feet to the Point of Beginning; thence SOUTH 89 degrees 52 minutes 05 seconds WEST 418.85 feet to a tangent curve concave to the south the radius of which bears SOUTH 12 degrees 58 minutes 03 seconds EAST 402.05 feet; thence easterly along said curve through a central angle of 13 degrees 42 minutes 15 seconds a distance of 96.16 feet; thence NORTH 89 degrees 52 minutes 05 seconds EAST 323.45 feet; thence SOUTH 00 degrees 03 minutes 00 seconds EAST 10.00 feet to the Point of Beginning, containing 0.089 acres more or less.

ALSO EXCEPTING THEREFROM a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows: Commencing at the southeast corner of the northwest quarter of said Section 36; thence SOUTH 89 degrees 52 minutes 05 seconds WEST 15.00 feet to the west right-of-way line of Curry Pike; thence NORTH 00 degrees 03 minutes 00 seconds WEST 80.00 feet concurrent with said right-of-way line to the point of beginning; thence NORTH 00 degrees 03 minutes 00 seconds WEST 706.82 feet to the south right-of-way line of the Monon Railroad as recorded in Deed Book 171, Page 539, in the office of the Recorder of Monroe County, Indiana; thence SOUTH 89 degrees 52 minutes 05 seconds WEST concurrent with the south right-of-way line a distance of 15.00 feet; thence leaving said right-of-way line SOUTH 00 degrees 03 minutes 00 seconds EAST 706.82 feet; thence NORTH 89 degrees 52 minutes 05 seconds EAST 15.00 feet to the Point of Beginning, containing 0.243 acres, more or less.

ALSO EXCEPTING THEREFROM a part of the Southeast quarter of the Northwest quarter of Section 36, Township 9 North, Range 2 West, 2nd Principal Meridian, Monroe County, Indiana, more particularly described as follows: Beginning at the Southeast corner of said quarter quarter, marked by a P.K. nail 10 feet west of the centerline of Curry Pike; thence North 89 degrees 20 minutes 00 seconds West (basis of bearings as per Ray Graham survey) along the south line of said quarter quarter 690.52 feet to a 3/4 inch crimped top iron pipe; thence North 00 degrees 21 minutes 37 seconds West parallel to the east line of said quarter quarter 35.00 feet to a 5/8 inch rebar with yellow cap, thence South 89 degrees 20 minutes 00 seconds East parallel to the south line of said quarter quarter 690.52 feet to a P.K. nail on the east line of said quarter quarter; thence South 00 degrees 21 minutes 37 seconds East along said east line 35 feet to the point of beginning, containing 0.55 acres, more or less.

Based on this recent survey, the subject property is more particularly found and described as follows:

Part of the Northwest quarter of Section 36, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, more particularly described as follows: Beginning at a railroad spike set at the Southeast corner of said Northwest quarter; thence North 00 degrees 20 minutes 54 seconds West along the East line of said Northwest quarter 35.00 feet to a P.K. nail set at the point of beginning; thence North 89 degrees 20 minutes 00 seconds West parallel to the South line of said Northwest quarter and along the North line of Profile Parkway 99.16 feet to a P.K. nail; thence North 00 degrees 42 minutes 52 seconds East along said North line 10.00 feet to a P.K. nail; thence North 89 degrees 20 minutes 00 seconds West along said North line 323.45 feet to a P.K. nail set at the beginning of a curve to the left with a radius of 402.05 feet, a central angle of 13 degrees 42 minutes 15 seconds, and a chord of 95.93 feet bearing South 84 degrees 41 minutes 00 seconds West; thence Westerly along said curve 96.16 feet to a P.K. nail; thence North 89 degrees 20 minutes 00 seconds West along said North line 172.52 feet to a rebar with cap; thence North 00 degrees 21 minutes 37 seconds West 258.53 feet to a rebar with cap found at the beginning of a curve to the left with a radius of 361.24 feet, a central angle of 13 degrees 42 minutes 15 seconds, and a chord of 215.74 feet bearing North 85 degrees 13 minutes 27 seconds West; thence Westerly along said curve 219.08 feet to a rebar with cap; thence South 74 degrees 07 minutes 40 seconds West 130.00 feet to a rebar with cap; thence North 57 degrees 47 minutes 23 seconds East along the South line of the Indiana Railroad Company right-of-way 400.41 feet to a rebar with cap; thence South 00 degrees 21 minutes 37 seconds East 13.38 feet to a rebar with cap; thence South 89 degrees 20 minutes 00 seconds East parallel to the South line of said Northwest quarter 675.61 feet to a rebar with cap set on the West line of Curry Pike; thence South 00 degrees 20 minutes 54 seconds East along said West line and parallel to the East line of said Northwest quarter 370.00 feet to a rebar with cap; thence South 89 degrees 20 minutes 00 seconds East parallel to the South line of said Northwest quarter 15.00 feet to a P.K. nail set in Curry Pike on the East line of said Northwest quarter; thence South 00 degrees 20 minutes 54 seconds East along said East line 45.00 feet to the point of beginning, containing 6.958 acres, more or less.

Subject to an Electric Underground Line Easement in favor of PSI Energy, Inc. recorded in Deed Record 419, pages 140-141, Office of the Recorder of Monroe County, Indiana.

Subject to a Water Line Easement in favor of City of Bloomington, Indiana, recorded in Deed Record 136, pages 336-337, Office of the Recorder of Monroe County, Indiana.

Subject to an easement for the use of the L & N Railroad spur track in favor of Sentinel Printing, Inc. recorded in Deed Record 261, page 263, Office of the Recorder of Monroe County, Indiana.

Subject to an easement in favor of Sentinel Printing, Inc. as recorded in Deed Record 251, pages 371-373, Office of the Recorder of Monroe County, Indiana.

Subject to all other easements and rights-of-way of record.

CERTIFY TO:  
Curry Pike Properties, Inc. I.P. REALTY, L.P.  
Chicago Title Insurance Co. INDEPENDENT PACKAGING, L.P.  
Bingham, Summers, Welsh, & Spillman Title Co., LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" and meets the accuracy requirements of a Class "A" survey as defined therein.

I further certify that this survey meets the "Minimum Standard Detail Requirements for Indiana Land Title Surveys" and was performed in accordance with survey standards as set forth in IAC Title 864, chapter 12.

I further certify that per Community Panel Number 180169 0020 C, the subject property is not located in a Flood Hazard area.

Witness my hand and seal this 10TH day of February, 1999.

REVISED - 2/15/99 -  
13TH AND 19TH LINES OF LEGAL DESCRIPTION BEARING CHANGED TO N89°00'00"W  
REVISED 2/24/99 -  
UTILITIES ALONG CURRY PIKE FRONTAGE  
ELECTRIC AND GAS LINES TO BUILDING  
ZONING & PARKING INFORMATION - BUILDING AREA

Kevin B. Potter  
Kevin B. Potter, P.E. & L.S.  
621 North College Avenue  
Bloomington, Indiana 47404

Curry Pike Properties  
303 North Curry Pike  
Bloomington, Indiana

ALTA / ACSM  
LAND  
TITLE  
SURVEY



Aug 16<sup>th</sup> 1853

Surveyed for Solomon Langwell and John Beale in Section 24 T 10 R 2 W and established the following corners viz:

- (1) NE corner of S E qr of N E qr wit trees Birch 8 S 73 $\frac{1}{2}$ ° 20 14  
" " " " " " 10 N 43° E 13 $\frac{1}{2}$  14
- 2 SW corner of S E qr of N W qr wit trees Maple 6 S 43° E 18 14  
" " " " " " 10 N 75° E 12 "
- 3 NW corner of S E qr of N W qr wit trees Ash 20 N 38 $\frac{1}{2}$ ° E 40 $\frac{1}{2}$   
" " " " " " Hickory 15 S 32° E 39
- 4 NW corner of N E qr of N W qr wit trees White oak 36 E 66 $\frac{1}{2}$  14

August 17<sup>th</sup> 1853 Established for John Adams a corner in the center of Section 19 T 10 R 1 W

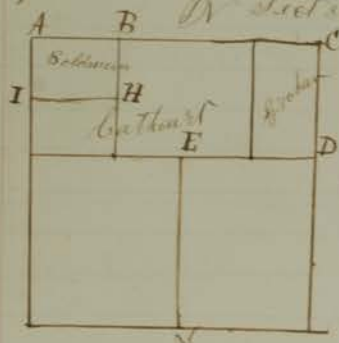
+ Wit trees Red Elm 14 S 37° E 31 14  
Maple 16 S 79° W 4 $\frac{1}{2}$  "

S Langwell } chain bearer  
E J Langwell } sworn

James Woodburn  
Deft S. M. C.

August 25<sup>th</sup> 1853

Surveyed for R Graham M. Cathcart &c. in Section 36 T 9 R 2 W and established the following corners viz according to the following plat



- |          |           |                                         |
|----------|-----------|-----------------------------------------|
| Corner A | wit trees | Mulberry 14 in N 2° W 43 14             |
| " B "    | " "       | White oak 16 N 10 $\frac{1}{2}$ ° E 93  |
| " C "    | " "       | White oak 20 S 20° W 16 14              |
| " D "    | " "       | Hickory 36 S 55 $\frac{1}{2}$ ° E 65 "  |
| " E "    | " "       | Hickory 8 N 87° E 19 "                  |
| " F "    | " "       | Ash 12 S 31 $\frac{1}{2}$ ° E 20 "      |
| " G "    | " "       | White oak 20 S 7 $\frac{1}{2}$ ° E 64 " |
| " H "    | " "       | Hickory 20 N 74° W 30 "                 |
| " I "    | " "       | Poplar 6 S 52° W 28 "                   |
| " "      | " "       | Red oak 12 N 76° E 28 $\frac{1}{2}$ "   |
| " "      | " "       | B. Gum 10 S 72° W 32 "                  |
| " "      | " "       | Hickory 6 N 34° W 28 "                  |
| " "      | " "       | Hickory 6 N 10° E 25 "                  |
| " "      | " "       | B. Oak 20 S 57° E 51 "                  |

Established also at the same time for Isaac Whisenand the NW corner of Section 31 T 9 Range 1 W

+ Wit trees Hickory 32 N 46° E 31 "

" " " " 8 S 19° E 62 "



Also the S W cor of the N W gr of said section

Walrus trees	White oak 20 S 39 E 89 lbs
Length of section line west of "	White oak 30 S 39 E 84 "
" " " " East "	323 poles 4 lbs
" " " " " "	320 " 19 "
	Difference 2 Poles 10 lbs

Charles Swearingen } Chain bearers  
Isaac Wiseman } Sworn

James Woodburn  
Supt Sur. M C

Dec 26<sup>th</sup> 1853 - Surveyed for John Jones in Section 22 T 8 R 2 W and established the following corners viz the S E corner of S W gr.

Wit trees White oak 30 S 82 W 33 lbs

" " " " 30 N 39 E 44 "

N E corner of S W gr Elm 12 N 30 E 30 "

Pfizer 30 S 8 E 39 "

N W corner of S W gr wit trees B Walnut 6 N 10 E 35 1/2 "

" " 2 N 18 E 14 1/2 "

Andry Smith & Howard Campbell ch br

Dec 28<sup>th</sup> 1853 - Surveyed for Geo Ellen & Wm Samples & others in Sec 16 T 8 R 2 W and established the following corners viz S W cor of S E gr wit trees Hickory 8 N 40 E 44 lbs

" " Hickory 8 N 89 E 50 lbs

The S W cor of S E gr Walnut 12 N 65 W 65 lbs Sum 24 N 88 E 91 "

" S W " E 1/2 of N W gr Maple 18 N 53 W 14 lbs Buck 14 S 82 W 18 1/2 "

Layed off 60 acres in the N E cor of S E gr as follows - beginning at the N E corner of said gr running thence South 100 poles to a stone wit trees Buck 4 N 10 W 18 lbs Hick 14 N 75 W 20 lbs Thence West 96 poles to a stone, Thence North 100 poles to a stone wit trees Hick 6 N 75 W 22 lbs Hick 8 N 85 W 28 lbs. Thence East 96 poles to the beginning - John Jones & ch brs

Wm Samples

Dec 29<sup>th</sup> & 30<sup>th</sup> Surveyed for Samuel Holmes John Hombaker & c in Sec 9 T 7 R 1 W and established the following corners

N W cor of E 1/2 of N E gr mulberry 100 N 65 W 80 lbs Buck 8 S 30 E 93 "

S W " " " " " " Buck 14 S 68 W 101 lbs Buck 20 S 44 E 93 "

S W " " " " " " Sugar 12 S 21 W 2 lbs Sugar 6 N 24 W 27 "

N W " " E 1/2 of S W gr Sugar 10 S 12 W 30 Ash 12 S 30 E 53 "

S W cor of N E gr of S W gr W Walnut 8 N 37 1/2 W 28 lbs Sugar 10 S 85 E 36 "

S E " " " " " " Sugar 30 S 92 W 104 lbs Elm 12 N 75 W 109 "

S W cor of E 1/2 of S W gr Sugar 10 N 47 1/2 W 21 lbs Sugar 15 S 70 W 6 "

Samuel Holmes } chain  
D Wagerman } bearers

James Woodburn



# REPORT OF SURVEY

LOT #110 HIGHLAND VILLAGE 2ND ADDITION

PROJECT NO. 509035

The purpose of this report is to explain the survey in more detail than can be shown on the plat of survey and to give an estimate of the uncertainties in the final boundary locations.

This survey was performed to determine if a new fence on the common line of lots #110 and #109 was constructed on the lot line.

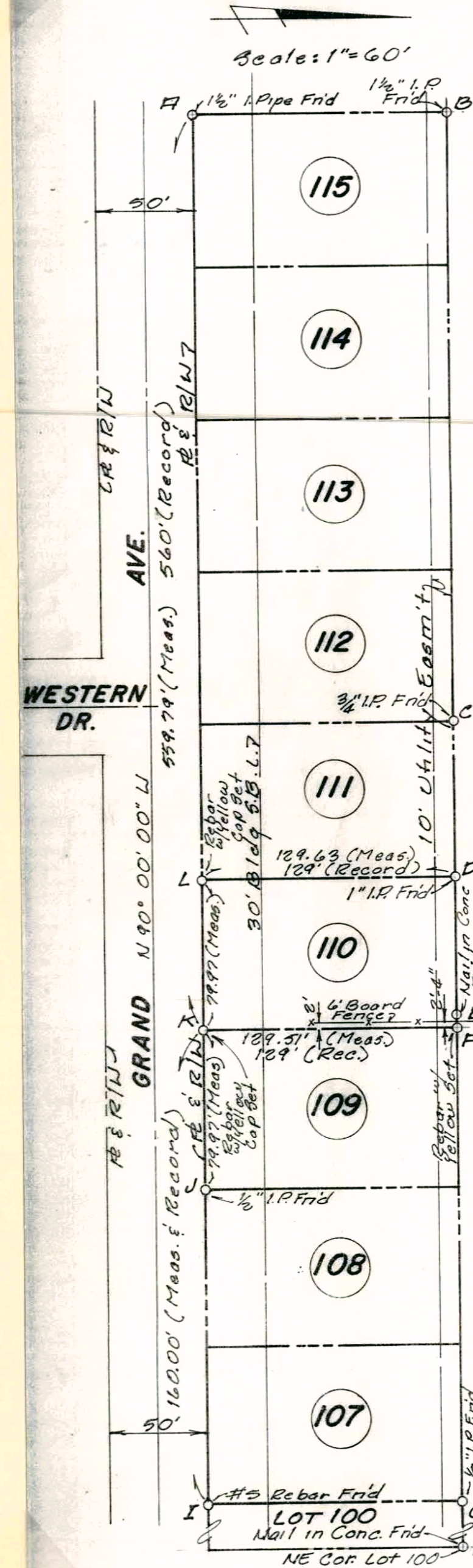
To determine the line property markers found in the subdivision were located. These markers were found in lots #100 to #115. These are shown on the plat of survey and their relationship to one another shown in Table "A."

At the Northeast corner of Lot #110, a nail set in concrete was found. This monument's location could not be accepted when compared with the other monuments found. This monument (point E) is 4.61 feet too close to point B (Northwest corner lot #115) and 2.08 feet too far from point H (Northeast corner lot #100).

To determine the Northeast corner of lot #110, the relationship between point D (Northwest corner lot #110) and said point H was used. The distance between D & H (877.28 feet) when compared to the record distance of 877.8 feet is a difference of 0.52 feet. This difference was prorated out between D and H and established the Northeast corner of Lot #110 a distance of 79.95 from the Northwest corner of said Lot #110.

Based on distance and angular discrepancies between found monuments as compared to the recorded plat of the subdivision, it is recommended that any new improvements not be placed closer than one foot to the property lines as marked.

*Douglas R. Curry* 9/19/90  
Douglas R. Curry, L.S. No. 890006  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47401



Baker Legal Survey  
Job #509035  
Lot #110, Highland Village  
Second Addition

TABLE A

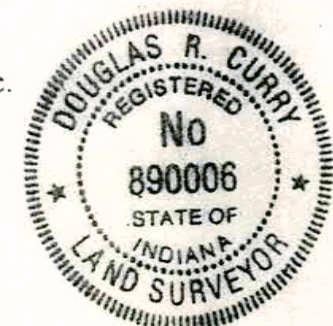
LINE	BEARING	DISTANCE	
AB	N 00 02'16" E	128.94' (M)	129' (R)
BC	S 89 51'11" E	320.20' (M)	320' (R)
CD	N 88 53'29" E	77.76' (M)	80' (R)
DE	N 89 58'06" E	77.44' (M)	80' (R)
EG	S 89 46'50" E	243.42' (M)	240' (R)
GH	S 89 57'29" E	556.42' (M)	557.8' (R)
DH	S 89 54'55" E	877.28' (M)	877.8' (R)
FG	S 89 49'01" E	240.91' (M)	240' (R)
GI	S 00 23'53" E	128.71' (M)	129' (R)
IJ	N 90 00'00" E	160.00' (M)	160' (R)
JA	N 90 00'00" E	559.79' (M)	560' (R)
EF	S 86 18'10" E	2.52' (M)	

(M) measured

(R) record

Witness my hand and seal this 19<sup>th</sup> day SEPT., 1990.

*Douglas R. Curry*  
Douglas R. Curry  
Indiana L.S. #890006  
Bynum Fanyo & Associates, Inc.  
700 North Walnut Street  
Bloomington, Indiana 47401



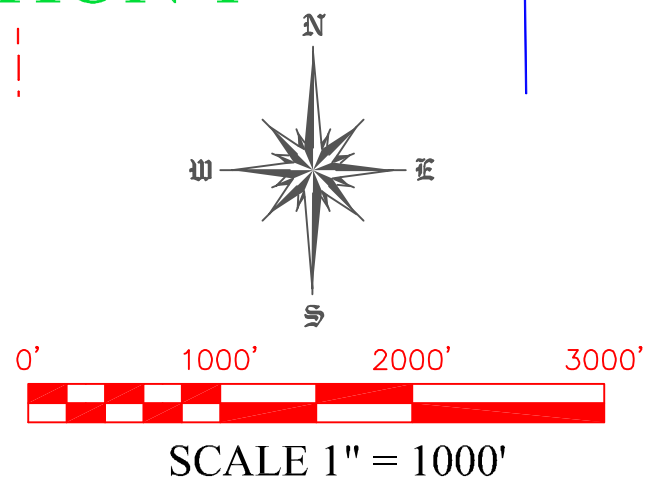
RECORDED  
A.M. \_\_\_\_\_ P.M. 2:52

SEP 21 1990

*Michael W. Faily*  
DEPUTY SURVEYOR



SECTIONS 25, 26, 35, & 36 TOWNSHIP 9 NORTH, RANGE 2 WEST  
RICHLAND TOWNSHIP  
MONROE COUNTY, INDIANA



---

Kevin P. Enright

## LEGEND

- 
- The map shows the area around Highland Park Elementary School. The school is located at the intersection of Pike Rd and Vernal Pike. The map includes labels for streets such as Pike Rd, Vernal Pike, Northwest Park, and Hunter Valley. It also shows the location of Highland Park Elem School and surrounding areas like Hunter Valley and Whitehall. A blue circle highlights the area around the school, and a red circle highlights the area around the school's parking lot.

POINT	NORTHING	EASTING	DESCRIPTION
Q-17	1437479.005	3086538.884	BRASS SPIKE
Q-19	1434832.246	3086556.369	BRASS SPIKE
Q-21	1432181.807	3086568.400	BRASS SPIKE
Q-23	1429530.466	3086621.803	MAG NAIL
Q-25	1426872.036	3086672.199	MAG SPIKE
S-17	1437438.481	3089187.666	DECKARD REBAR
S-19	1434798.570	3089216.499	MAG SPIKE
S-21	1432146.177	3089245.468	SNA REBAR
S-23	1429500.924	3089275.475	RAILROAD SPIKE
S-25	1426852.433	3089317.075	MAG SPIKE
U-17	1437410.988	3091840.142	BLED SOE REBAR
U-19	1434765.041	3091860.094	SNA REBAR
U-21	1432114.336	3091899.951	IRON PIN
U-23	1429469.905	3091934.955	BTR REBAR
U-25	1426825.064	3091973.400	MAG SPIKE
W-17	1437402.059	3094523.029	BRASS SPIKE
W-19	1434749.023	3094541.894	IRON PIN
W-21	1432096.616	3094561.667	IRON PIN
W-23	1429463.234	3094604.157	MAG NAIL
W-25	1426814.308	3094624.197	BOLT SPIKE
Y-17	1437395.865	3097200.393	STONE
Y-19	1434752.654	3097219.114	DECKARD REBAR
Y-21	1432109.443	3097237.835	REBAR
Y-23	1429455.893	3097263.364	DECKARD REBAR
Twp Cor X	1426802.377	3097288.866	CORNER



Eric L. Deckard  
Registered Surveyor LS29900012  
State of Indiana

CORNER PERPETUATION  
RICHLAND TOWNSHIP  
MONROE COUNTY, INDIANA

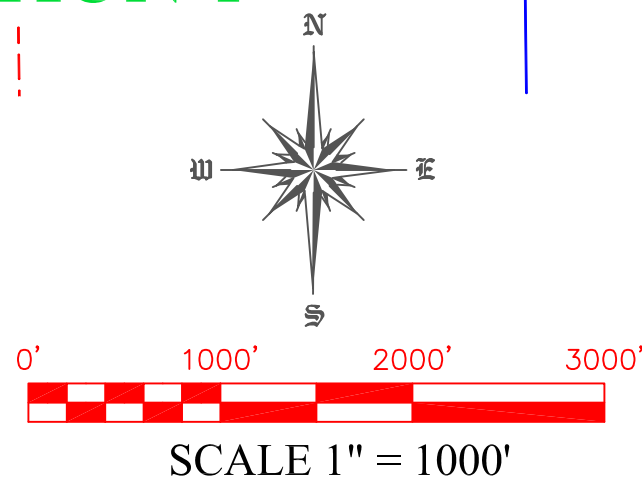
[illegible]

AW & KB	DRAFTED	CHECKED	DATE
	AEW	ELD	4/14/09

JOB NUMBER  
07-121  
SHEET  
1  
OF  
3  
DATE  
04/14/09  
BNDY.SHT



SECTIONS 25, 26, 35, & 36 TOWNSHIP 9 NORTH, RANGE 2 WEST  
RICHLAND TOWNSHIP  
MONROE COUNTY, INDIANA



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Kevin P. Enright

## LEGEND

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- The map shows the area around Highland Park Elementary School. Key features include:
- Streets:** Pike Rd, Vernal Creek, K St, W Innovation Ct, Vernal, Pioneer La, Woodyard, Hunter Valley, Lane Dr, Macintosh, Industrial, Evergreen, Johnson, Kiville Dr, Whitehall, Liberty, and K St.
  - Parks:** Northwest Park, Highland Park, and Vernal Park.
  - Schools:** Highland Park Elem School (indicated by a red arrow).
  - Boundaries:** A red line indicates the school boundary, and a blue line indicates the city limit.
  - Landmarks:** A red arrow points to the school location, and a blue circle with a red 'X' marks a specific point of interest.

POINT	NORTHING	EASTING	DESCRIPTION
Q-17	1437479.005	3086538.884	BRASS SPIKE
Q-19	1434832.246	3086556.369	BRASS SPIKE
Q-21	1432181.807	3086568.400	BRASS SPIKE
Q-23	1429530.466	3086621.803	MAG NAIL
Q-25	1426872.036	3086672.199	MAG SPIKE
S-17	1437438.481	3089187.666	DECKARD REBAR
S-19	1434798.570	3089216.499	MAG SPIKE
S-21	1432146.177	3089245.468	SNA REBAR
S-23	1429500.924	3089275.475	RAILROAD SPIKE
S-25	1426852.433	3089317.075	MAG SPIKE
U-17	1437410.988	3091840.142	BLEDSOE REBAR
U-19	1434765.041	3091860.094	SNA REBAR
U-21	1432114.336	3091899.951	IRON PIN
U-23	1429469.905	3091934.955	BTR REBAR
U-25	1426825.064	3091973.400	MAG SPIKE
W-17	1437402.059	3094523.029	BRASS SPIKE
W-19	1434749.023	3094541.894	IRON PIN
W-21	1432096.616	3094561.667	IRON PIN
W-23	1429463.234	3094604.157	MAG NAIL
W-25	1426814.308	3094624.197	BOLT SPIKE
Y-17	1437395.865	3097200.393	STONE
Y-19	1434752.654	3097219.114	DECKARD REBAR
Y-21	1432109.443	3097237.835	REBAR
Y-23	1429455.893	3097263.364	DECKARD REBAR
Twp Cor X	1426802.377	3097288.866	CORNER



Eric L. Deckard  
Registered Surveyor LS29900012  
State of Indiana

COOK COUNTY, ILLINOIS  
 RICHLAND TOWNSHIP  
 MONROE COUNTY, INDIANA

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SECTIONS 25, 26, 35, & 36 TOWNSHIP 9 NORTH, RANGE 2 WEST

MONROE COUNTY CORNER REPORT

Q-17:

\* MONUMENTATION - A railroad spike in a brass plate was found flush with grade in the centerline of Hartstraight Road marking the Northwest corner of Section 26, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. Q-17. The railroad spike was witnessed by Edmund O. Farkas the Monroe County Surveyor on September 17th, 1984 and was accepted and held as said corner.

Q-19:

\* MONUMENTATION - A brass monument was found flush with grade in the intersection of Hartstraight Road and Vernal Pike marking the west quarter corner of Section 26, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. Q-19. The brass monument was witnessed by Edmund O. Farkas the Monroe County Surveyor on September 17th, 1984 and was accepted and held as said corner.

Q-21:

\* MONUMENTATION - A railroad spike in a brass plate was found 1 inch below grade in the centerline of Hartstraight Road marking the Northwest corner of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. Q-21. The railroad spike was witnessed by Steven V. Farkas the Monroe County Surveyor on an unknown date and was accepted and held as said corner.

Q-23:

\* MONUMENTATION - A mag nail was found flush with grade in the centerline of Hartstraight Road marking the west quarter corner of the Northwest quarter of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. Q-23. The mag nail was witnessed by Steven V. Farkas the Monroe County Surveyor on an unknown date and was accepted and held as said corner.

Q-25:

\* MONUMENTATION - A mag spike was set flush with grade marking near the intersection of Hartstraight Road and State Road 48 marking the Southwest corner of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - A mag nail was found flush with grade in the centerline of State Road 48 prior to road construction and was replaced with said mag spike at a later date. The mag nail was of record in the Office of the Monroe County Surveyor as Corner I.D. Q-25 and witnessed by Steven V. Farkas the Monroe County Surveyor on an unknown date.

S-17:

\* MONUMENTATION - A rebar stamped Deckard was set 6 inches above grade in a north south fence line marking the north quarter corner of Section 26, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The original monument (4"x4" Limestone) was found to be obliterated and said rebar stamped Deckard was set per county tie sheet referenced in the Office of the Monroe County Surveyor as Corner I.D. S-17. There is 0.5 feet of uncertainty associated with this monument.

S-19:

\* MONUMENTATION - A mag spike was set 1 inch below grade and 2.0 feet north of the centerline of Vernal Pike marking the center of Section 26, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument was set at the intersection of the monuments described as "S-17, S-21 and Q-19, U-19, all in Township 9 North, Range 2 West, Monroe County, Indiana.

S-21:

\* MONUMENTATION - A rebar stamped SNA was found 4 inches above grade marking the north quarter corner of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. S-21. The rebar stamped SNA was witnessed by Kevin P. Enright the Monroe County Surveyor on June 2nd, 2005 and was accepted and held as said corner.

RICHLAND TOWNSHIP  
MONROE COUNTY, INDIANA

S-23:

\* MONUMENTATION - A railroad spike was found flush with grade in Knapp Road marking the center of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The origin of this monument is unknown, however, was found to be the best evidence available and was accepted and held as said corner.

S-25:

\* MONUMENTATION - A mag spike was set flush with grade near the intersection of State Road 48 and Knapp Road marking the south quarter corner of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This spike was set based on a survey performed by Smith Neubecker and Associates, Inc. (Job No. 1268P) dated February 10th, 1995.

U-17:

\* MONUMENTATION - A rebar stamped Bledsoe Tapp was found flush with grade in a pasture marking the Northwest corner of Section 25, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - A double proportionate measure was performed between the monuments described as "U-19", a rebar stamped Bledsoe Tapp marking the Northeast corner of Section 23, T-9-N, R-2-W, and "S-17", "W-17". A rebar stamped Bledsoe Tapp was found within 0.08' of this position and was accepted and held.

U-19:

\* MONUMENTATION - A rebar stamped SNA was found flush with grade +/- 24.0' feet east of the centerline of Loesch Road marking the east quarter corner of Section 26, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. U-19. The rebar was witnessed by Michael W. Friley the Monroe County Surveyor on April 12th, 1996 and was accepted and held as said corner.

U-21:

\* MONUMENTATION - A 1 inch iron pin was found flush in concrete +/- 1.0' foot north of the north back of curb of Vernal Pike marking the Southwest corner of Section 35, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The origin of this monument is unknown, however, was found to be the best evidence available and was accepted and held as said corner.

U-23:

\* MONUMENTATION - A rebar stamped Bledsoe Tapp was found flush with grade marking the west quarter corner of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument was "reset per right-of-way take of Waynes Land based on a survey by Smith Nuebecker" in a survey performed by Bledsoe Tapp & Riggert, Inc. for Kevin Spicer dated June 2nd, 2005. This rebar was accepted and held as said corner.

U-25:

\* MONUMENTATION - A mag spike was set flush with grade in the centerline of State Road 48 marking the Southwest corner of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - A pk nail was found flush with grade in the centerline of State Road 48 prior to road construction and was replaced with said mag spike at a later date. The pk nail was of record in the Office of the Monroe County Surveyor as Corner I.D. U-25 and witnessed by Kevin P. Enright the Monroe County Surveyor on January 22nd, 1998.

W-17:

\* MONUMENTATION - A railroad spike in a brass plate was found 6 inches below grade in the centerline of Smith Pike marking the north quarter corner of Section 25, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. W-17. The railroad spike was witnessed by Kevin P. Enright the Monroe County Surveyor on September 21st, 1999 and was accepted and held as said corner.

W-19:

\* MONUMENTATION - A 1 inch iron pin in highway box was found 1 inch below grade in the centerline of Curry Pike marking the center of Section 25, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The origin of this monument is unknown, however, was found to agree with two of the three ties referenced in the office of the Monroe County Surveyor as Corner I.D. W-19 and witnessed by Michael W. Friley the Monroe County Surveyor on April 10th, 1996. This monument was accepted and held as said corner.

W-21:

\* MONUMENTATION - A 1 inch iron pin was found flush in concrete near the centerline of Curry Pike marking the north quarter corner of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The origin of this monument is unknown, however, was found to be referenced in a Land Title Survey performed by Bledsoe Tapp & Co., Inc. dated February 2nd, 1993. The iron pin was accepted and held as said corner.

W-23:

\* MONUMENTATION - A mag nail was found flush with grade +/- 10' west of the centerline of Curry Pike marking the center of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The origin of this monument is unknown, however, was found to be referenced in a Land Title Survey performed by Bledsoe Tapp & Co., Inc. dated February 2nd, 1993. The mag nail was accepted and held as said corner.

W-25:

\* MONUMENTATION - A bolt spike was found flush with grade near the intersection of Curry Pike and State Road 48 marking the south quarter corner of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - The origin of this monument is unknown, however, was found to be referenced as a bolt spike in a survey performed by Kevin Potter for Arby's (Plat Cabinet C, Env. 98) dated May 3rd, 1994. The bolt spike was accepted and held as said corner.

Y-17:

\* MONUMENTATION - A 6" x 6" stone with "X" was found 2 inches below grade marking the Northeast quarter corner of Section 25, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. Y-17. The stone was witnessed by Kevin P. Enright the Monroe County Surveyor on December 14th, 2000 and was accepted and held as said corner.

Y-19:

\* MONUMENTATION - A rebar stamped Deckard was set flush with grade in a north south running fence line marking the east quarter corner Section 25, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - Single proportionate measure between the monuments described as "Y-17" and "Y-21" was used to perpetuate this corner.

Y-21:

\* MONUMENTATION - A rebar stamped RLS 890006 was found flush with grade marking the Northeast corner of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - This monument is of record in the Office of the Monroe County Surveyor as Corner I.D. Y-21. The rebar was witnessed by Michael W. Friley the Monroe County Surveyor on February 23rd, 1996 and was accepted and held as said corner.

Y-23:

\* MONUMENTATION - A rebar stamped Deckard was set ?? inches below grade marking the Northeast corner of the Southeast quarter of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - Single proportionate measure between the monuments described as "Y-21" and "Twp Cor X (Y-25)" was used to perpetuate this corner.

Twp Cor X (Y-25):

\* MONUMENTATION - No monument recovered at the Southeast corner of Section 36, T-9-N, R-2-W, Monroe County, Indiana.

\* THEORY OF LOCATION - County ties were used for the location of this corner. Said corner is of record in the Office of the Monroe County Surveyor as Corner I.D. Twp Cor X (Y-25) and was witnessed by Kevin P. Enright on January 21st, 1998.

DECKARD  
LAND SURVEYING  
1604 S. HENDERSON STREET  
MONROE, INDIANA 47646  
TELEPHONE (812) 964-4235  
FAX (812) 932-7536  
ERIC@DECKARD@MSX.COM



CORNER PERPETUATION  
RICHLAND TOWNSHIP  
MONROE COUNTY, INDIANA

REVISIONS	BY	DATE

SERIALIZED AW & KB	DRAWN AEW	CHECKED ELD	DATE 4/14/09
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JOB NUMBER 07-121
SHEET 3 OF 3
DATE 04/14/09
BNDY.SHT